



Agenda for Meeting 05-2016

CITY OF ROCKVILLE PLANNING COMMISSION

Charles Littlefield, Chair

Anne Goodman	Jack Leiderman
Don Hadley	Gail Sherman
David Hill	John Tyner, II

Wednesday, March 9, 2016
6:15 p.m. Mayor and Council Chamber
City Hall, 111 Maryland Avenue

Andrew Gunning, Staff Liaison
Cynthia Walters, Deputy City Attorney
Eliot Schaefer, Assistant City Attorney

Planning Commission Agenda and Staff Reports online:
<http://www.rockvillemd.gov/AgendaCenter/Planning-Commission-4>

- I. COMPREHENSIVE MASTER PLAN – ROCKVILLE’S PIKE NEIGHBORHOOD PLAN**
Draft Rockville’s Pike Neighborhood Plan: The Planning Commission will vote on approval and recommendation to the Mayor and Council for adoption of a revised March 2016 draft plan that incorporates changes made by the Commission since the June 2014 draft plan was released. Principal Planner: Cindy Kebba, 240-314-8233.
- II. REVIEW AND ACTION – RECORD PLAT**

PLT2016-00547, Final Record Plat - for the recordation of an existing single unit detached dwelling residential lot at 304 South Stonestreet Avenue. Planner: Margaret Hall, (240) 314-8226
- III. RECOMMENDATION TO MAYOR AND COUNCIL**

Project Plan Application PJT2015-00005, JNP Chestnut Lodge, LLC for a proposal to amend Plan Residential Unit PRU2005-00022, to allow for seven (7) townhouse units instead of seven (7) multifamily units and approval of a height waiver from Section 25.14.07.d.4, to allow for the tower elements maximum height to not exceed 52 feet, where feet 40 feet is required in the equivalent zone (RMD-15), on the former Main Lodge property, Parcel “I”. Planner: Nicole Walters, 240-314-8215. [Exhibit 5-13](#), [Exhibit 14-20](#)

IV. REVIEW AND ACTION – SITE PLAN

Level 2 Site Plan STP2016-00267, 15931 Frederick Road – A proposal to construct a 405-unit apartment building on approximately 4 acres of land located at the intersection of Frederick Road and Shady Grove Metro Access Drive (the former CarMax site). The property is zoned MXTD (Effective March 24, 2016). Planner: Brian Wilson (240) 314-8227.

V. COMMISSION ITEMS

- A.** Staff Liaison Report
- B.** Old Business
- C.** New Business
- D.** Minutes – none
- E.** FYI Correspondence

VI. ADJOURN

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of a group)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

Note: The Planning Commission may ask questions of any party at any time during the proceedings.

II. PLANNING COMMISSION BROADCAST SCHEDULE

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable Rockville Channel 11: Wednesdays at 7:00 pm (if no live meeting)
Sundays at 7:00 pm
Mondays, Thursdays and Saturdays at 1:00 pm
Saturdays and Sundays at 12:00 am (midnight)

III. Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

IV. FUTURE MEETING DATES

March 23, 2016
April 13, 2016
April 27, 2016

V. NEW DEVELOPMENT APPLICATIONS

For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.
Applications filed since February 3, 2016:

- PLT2016-00548, Jacobs, Deborah, 304 Frederick Ave., For Final Record Plat

VI. ADDITIONAL INFORMATION RESOURCES

The following resources are available to anyone who would like more information about the development review process. City staff can be reached at 240-314-8200 and additional information can be found on the City's web site at: www.rockvillemd.gov/cpds

- Citizen's Guides to Development Review and Zoning
- Development Review Manual
- Planning Academy Information

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission.